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42-23

## WARRANTY DEED

015639

KNOW ALL MEN BY THESE PRESENTS,

That I, **OSITHEE CHABOT**, Personal Representative of the estate of Marcel R. Chabot, late of Waterville, in the County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by **OSITHEE CHABOT**, of Waterville, in the County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said **OSITHEE CHABOT**, her heirs and assigns forever,

One-half undivided interest in and to the following lot or parcel of land with buildings situated thereon in Waterville, in the County of Kennebec and State of Maine, bounded and described as follows:

NO TRANSFER  
TAX PAID

Being Lot 44A on a plan entitled Cherry Hill Development drawn by R. G. Knowlton, September 3, 1959, and recorded in the Kennebec Registry of Deeds, Plan Book 22, Page 61, to which reference is hereby made for more particular description.

Subject, however, to an easement granted Robert Weller, recorded in the Kennebec County Registry of Deeds in Book 1144, Page 119.

Meaning and intending hereby to convey the one-half undivided interest in and to the premises acquired by deed as tenants in common of Alfred J. Carey to Marcel Chabot, deceased, and the within Grantee dated December 4, 1961, and recorded in the Kennebec County Registry of Deeds in Book 1248, Page 16. The aforesaid Marcel R. Chabot died on May 18, 1986, and in his Last Will and Testament duly probated in the Probate Court in and for Kennebec County devised the within described one-half interest to Osithee Chabot.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **OSITHEE CHABOT**, her heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that my heirs and I shall and will Warrant and Defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said **OSITHEE CHABOT**, Personal Representative of the estate of the late Marcel R. Chabot, joining in this deed as Grantor, and

relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set my hand and seal this 23rd day of June, in the year of our Lord one thousand nine hundred and eighty-seven.

Signed, Sealed and Delivered  
in the presence of:

Albert L. Bernier

Osithee Chabot

Osithee Chabot, Personal  
Representative of the Estate of  
Marcel R. Chabot

STATE OF MAINE  
KENNEBEC, SS.

June 23, 1987

Personally appeared the above named **OSITHEE CHABOT** in her capacity as Personal Representative of the estate of the late Marcel R. Chabot and acknowledged the above instrument to be her free act and deed in her said capacity.

Before me,



Albert L. Bernier

Notary Public

Print Name Albert L. Bernier

RECEIVED KENNEBEC SS.

1987 JUN 29 AM 9:00

RECORDED FROM ORIGINAL